



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION

Application Number: 3009844

Applicant Name: Kevin Weare

Address of Proposal: 222 19th Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 7,959 sq. ft. and B) 7,787 sq. ft.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: Site: SF5000; southeast corner of the intersection of 19th Avenue and East Alder Street. Existing SFR plus garage. 4 exceptional trees (pinus contorta), 3 not far north of the south property line in the front 1/3 of the proposed south parcel, and 1 near the northeast corner of the proposed north parcel.

North: SF5000

West: SF5000

South: L1

Streets: 19th Avenue: Curb, sidewalk, planting strip and street trees present.
East Alder Street: Curb, sidewalk, planting strip and street trees present.

Surrounding Development: Mixture of single family homes and small multi-family buildings on individual lots, nonconforming commercial uses. Apartments to south.

Public Comment:

None.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to Lots, and Section 23.53.006, pedestrian access and circulation;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Comports with unit lot subdivision criteria (SMC Section 23.24.045);*
8. *Comports with Section 23.24.046, multiple single family dwelling units on one lot (as applicable).*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, City Light, Water (SPU), Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria are met or will be met subject to the conditions imposed at the end of this decision. The zoning reviewer has noted that the need to remove the note from the plat indicating that the existing parking pad would be used for future parking for Parcel A. To maximize chances of preventing parking in this area, project approval is conditioned upon adding a note to the face of the plat stating, "No parking within 10 feet of the East Alder Street property line." There are four exceptional trees on the site, as noted in the above property description. All these trees appear out of any necessary building area under the proposed configuration of lots. To ensure that future purchasers are aware of the presence of these trees, which are regulated, approval has been conditioned to require addition of a note to the plat calling out the trees.

As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded).

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

1. The owner(s) and/or responsible party(s) shall add the following notes to the plat,
 - a. “No parking is permitted within 10 feet of the East Alder Street property line.”
 - b. “The pinus contorta trees on the site are subject to protection as exceptional trees.”

Prior to Issuance of any Building Permit

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: April 27, 2009
Paul M. Janos, Land Use Planner
Department of Planning and Development

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